



ENVIRONMENTAL HEALTH SERVICES  
ENVIRONMENTAL PROTECTION  
1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577  
(510) 567-6700  
FAX (510) 337-9335

November 25, 2013

Charles Carmel  
Atlantic Richfield Company  
P.O. Box 1257  
San Ramon CA 94583  
(Sent via E-mail to: [charles.carmel@bp.com](mailto:charles.carmel@bp.com))

Lawrence and Lynne Freeman Trust and John LeStrange Trust  
Attn: John LeStrange  
1340 Country Commons  
Lake Oswego, OR 97034-2168

Subject: Landowner and Public Notification for Fuel Leak Case No. RO0000100 and GeoTracker Global ID T0600100081, ARCO #02035, 1001 San Pablo Avenue, Albany, CA 94706

Dear Mr. Carmel:

Alameda County Environmental Health (ACEH) has reviewed the fuel leak case file and is considering the above referenced site for case closure. Site investigation and groundwater monitoring for underground storage tank leaks have been performed at the subject property to which you are named as the primary or active responsible party.

#### **List of Landowners Form**

Pursuant to Section 25297.15 (a), Alameda County Environmental Health (ACEH), the local agency, shall not consider cleanup or site closure proposals from the primary or active responsible party, issue a closure letter, or make a determination that no further action is required with respect to a site upon which there was an unauthorized release of hazardous substances from an underground storage tank subject to this chapter unless all current record owners of fee title to the site of the proposed action have been notified of the proposed action by the primary or active responsible party. ACEH is required to notify the primary or active responsible party of their requirement to certify in writing to the local agency that the notification requirement in the above-mentioned regulation has been satisfied and to provide the local agency with a complete mailing list of all record fee title owners.

To satisfy this requirement, please complete the enclosed *List of Landowners Form*, and mail or e-mail it back to ACEH by the date identified below. Also your comments, if any, must be considered prior to the proposed closure. Please respond within 30 days from the date of this letter for your comments to be considered.

## Public Participation

Public participation is a requirement for the case closure process. In order to notify potentially affected members of the public of the potential fuel leak case closure, ACEH has distributed the attached *Invitation to Comment - Potential Case Closure* to the addresses shown on attached mailing list. If you are aware of any other residents, landowners, or other interested persons, corporations, or government agencies that are not on the mailing list but may have an interest in this fuel leak case, please provide their names and addresses as soon as possible. The attached *Invitation to Comment - Potential Case Closure* requests that landowners or residents submit any comments or questions to ACEH regarding potential case closure. ACEH will consider all comments from the public prior to potential case closure.

## Site Management Requirements

This case is expected to be closed with the following site management requirements:

*"This fuel leak case has been evaluated for closure consistent with the State Water Resources Control Board Low-Threat Underground Storage Tank Closure Policy (LTCP). Non-aqueous phase liquid has been observed within five feet of the ground surface. No soil vapor sampling has been conducted at the site. Under the current land use as an active fueling station, the site is not required to meet media-specific criteria for vapor intrusion to indoor air. Therefore, case closure is granted for the current commercial land use.*

*If a change in land use to any residential or other conservative land use, or if any redevelopment occurs, Alameda County Environmental Health (ACEH) must be notified as required by Government Code Section 65850.2.2. Due to the potential for vapor intrusion to indoor air for future buildings, ACEH will re-evaluate the case upon receipt of approved development/construction plans.*

*Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities."*

Groundwater monitoring may be suspended at this time. In order to expedite the closure process, you may schedule well decommissioning for one to two weeks after the end of the public comment period. If public comments require a longer period of time for responses, it may be necessary to postpone well decommissioning. Well destruction permits may be obtained from the Alameda County Public Works Agency (<http://www.acgov.org/pwa/wells/index.shtml>).

## **TECHNICAL REPORT REQUEST**

Please submit technical reports to Alameda County Environmental Health (Attention: Jerry Wickham), according to the following schedule:

- **December 27, 2013** – List of Landowners Form  
File to be named: LNDOWNR\_F\_yyyy-mm-dd RO16
- **January 27, 2014** – End of Public Comment Period

Responsible Parties  
RO0000100  
November 25, 2013, Page 3

If you have any questions, please call me at (510) 567-6791 or send me an electronic mail message at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Online case files are available for review at the following website: <http://www.acgov.org/aceh/index.htm>. If your email address does not appear on the cover page of this notification, ACEH is requesting you provide your email address so that we can correspond with you quickly and efficiently regarding your case.

Sincerely,

Jerry Wickham, California PG 3766, CEG 1177, and CHG 297  
Senior Hazardous Materials Specialist

Attachments: Invitation to Comment - Potential Case Closure  
Mailing List  
List of Landowners Form

cc: Kristene Tidwell, Broadbent, 875 Cotting Lane, Suite G, Vacaville, CA 95688 (*Sent via E-mail to:* [ktidwell@broadbentinc.com](mailto:ktidwell@broadbentinc.com))

Jerry Wickham, ACEH (*Sent via E-mail to:* [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org))  
GeoTracker, eFile

**MAILING LIST FOR FACT SHEET (3 PAGES)**

Thomas Francis  
East Bay Municipal Utility District  
375 11<sup>th</sup> Street, M.S.407  
Oakland, CA 94607-1055

Cherie McCaulou  
San Francisco Bay Regional Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
San Francisco Bay Regional Water Quality  
(Sent via E-mail to: [cmccaulou@waterboards.ca.gov](mailto:cmccaulou@waterboards.ca.gov))

ALLEN DALLAS V JR TR &  
Parcel #: 65-2662-49-1  
1019 SAN PABLO AVE  
ALBANY CA 94706

ALVANIECE L P & MARTIN  
Parcel #: 65-2659-51-1  
PMB 373 1480 MORAGA RD #1  
MORAGA CA 94556

ATLANTIC RICHFIELD  
Parcel #: 65-2662-53  
PO BOX 5015  
BUENA PARK CA 90622

BLACK WAYNE & MEIYU  
Parcel #: 65-2662-50  
PO BOX 1195  
EL CERRITO CA 94530

BLACK WAYNE & MEIYU  
Parcel #: 65-2662-51  
PO BOX 1195  
EL CERRITO CA 94530

CALAFIURA PAOLO & SOLERI  
Parcel #: 65-2662-62  
1012 KAINS AVE #A  
ALBANY CA 94706

CHARI VINAY & DHALL AMY  
Parcel #: 65-2662-9  
948 AMERICAN ST  
SAN CARLOS CA 94070

CHIN JERRY F & DIANA M TRS  
Parcel #: 65-2662-10  
1283 FASCINATION CIR  
EL SOBRANTE CA 94803

CHOU ROBERT C & JEAN J TRS  
Parcel #: 65-2660-32  
995 KAINS AVE  
ALBANY CA 94706

CITY OF ALBANY PUBLIC  
Parcel #: 66-2692-2-2  
1000 SAN PABLO AVE  
ALBANY CA 94706

DEBAERE WILLIAM W  
Parcel #: 65-2659-3-1  
PO BOX 6234  
ALBANY CA 94706

FREEMAN LAWRENCE &  
Parcel #: 65-2662-1  
1340 COUNTRY COMMONS  
LAKE OSWEGO OR 97034

FURUYA ALYCE K TR  
Parcel #: 65-2661-32-1  
1833 GANGES AVE  
EL CERRITO CA 94530

HILLSIDE PARTNERS  
Parcel #: 65-2659-49-1  
P.O. BOX 528  
DIABLO CA 94528

HUANG JEAN J & MEI R TRS  
Parcel #: 65-2662-4  
12 CHARLES HILL RD  
ORINDA CA 94563

JONES SANDRA B ETAL  
Parcel #: 65-2662-8  
965 CORNELL  
ALBANY CA 94706

LAWRENCE EDWARD H JR TR  
Parcel #: 65-2662-2  
1905 MAR WEST ST  
TIBURON CA 94920

MOFFAT SUSAN K  
Parcel #: 65-2662-60  
1012 KAINS AVE  
ALBANY CA 94706

NEMATPOUR MOHAMMED A  
Parcel #: 65-2662-3  
1164 SOLANO AVE  
ALBANY CA 94706

PATTON BETTY L TR & BIGGS  
Parcel #: 65-2661-34  
5314 PROCTOR AVE  
OAKLAND CA 94618

PATTON BETTY L TR & BIGGS  
Parcel #: 65-2661-33  
3640 VALLEY RD  
CASPER WY 82604

REGENTS OF THE  
Parcel #: 66-2692-2-11  
1111 FRANKLIN ST #6  
OAKLAND CA 94607

RESIDENT  
Parcel #: 65-2661-35  
987 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-1  
1001 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-3  
1002 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-4  
1008 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-50  
1015 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-51  
1015 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-53  
1009 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-10  
1026 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-52  
1011 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-63  
1010 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-60  
1010 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-62  
1010 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 66-2692-2-11  
BUCHANAN ST  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2659-3-1  
1126 MARIN AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2659-51-1  
KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2659-49-1  
1017 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2659-1  
1124 MARIN AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2659-50-1  
1013 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2661-32-1  
1111 MARIN AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2661-34  
999 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2661-30  
1115 MARIN AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2661-33  
999 SAN PABLO AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-9  
1022 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-2  
1110 MARIN AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-7  
1014 KAINS AVE  
ALBANY CA 94706

RESIDENT  
Parcel #: 65-2662-8  
1016 KAINS AVE  
ALBANY CA 94706

SELBY JOANNA K TR  
Parcel #: 65-2662-7  
2516 MIRA VISTA DR  
EL CERRITO CA 94530

SENGSO ENTERPRISE INC  
Parcel #: 65-2662-52  
1223 SAN PABLO AVE  
BERKELEY CA 94706

SIERRA PILAR K TR  
Parcel #: 65-2661-30  
3138 CAFETO DR  
WALNUT CREEK CA 94598

TONG SINTSUEN & GILMORE  
Parcel #: 65-2659-1  
2001 STUART ST  
BERKELEY CA 94703

TRAVIS ALAN M  
Parcel #: 65-2662-63  
1010 A KAINS AVE  
ALBANY CA 94706

WONG WESLEY W & MOK  
Parcel #: 65-2662-61  
1010 KAINS AVE  
ALBANY CA 94706

WYNBERG JULIANA &  
Parcel #: 65-2659-50-1  
4011 NEVIN AVE  
RICHMOND CA 94805

Z RENTALS LP  
Parcel #: 65-2661-35  
2503 SAN PABLO AVE #D  
PINOLE CA 94564



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FAX (510) 337-9335

**INVITATION TO COMMENT – POTENTIAL CASE CLOSURE**

**ARCO #02035  
1001 SAN PABLO AVENUE  
ALBANY, CA 94706  
FUEL LEAK CASE RO0000100  
GEOTRACKER GLOBAL ID T0600100081**

**NOVEMBER 25, 2013**

The above referenced site is a fuel leak case that is under the regulatory oversight of the Alameda County Environmental Health (ACEH) Local Oversight Program for the investigation and cleanup of a release of petroleum hydrocarbons from an underground storage tank system. Site investigation and cleanup activities have been completed and the site has been evaluated in accordance with the State Water Resources Control Board Low-Threat Closure Policy. The site appears to meet all of the criteria in the Low-threat Closure Policy. Therefore, ACEH is considering closure of the fuel leak case. Due to the residual contamination on site, the site would be closed with site management requirements that require further evaluation if the site is to be redeveloped in the future.

This notice is being sent to the current landowner in compliance with Health and Safety Code Section 25295.40. It is also being sent to the current occupants and landowners of adjacent properties and known interested parties for this site.

The public is invited to review and comment on the potential closure of the fuel leak case. The entire case file can be viewed over the Internet on the ACEH website (<http://www.acgov.org/aceh/lop/ust.htm>) or the State of California Water Resources Control Board GeoTracker website (<http://geotracker.swrcb.ca.gov>). Please send written comments to Jerry Wickham at the address below; all comments will be forwarded to the responsible parties. Comments **received by January 27, 2014** will be considered and responded to prior to a final determination on the proposed case closure.

If you have comments or questions regarding this site, please contact the ACEH caseworker, Jerry Wickham at 510-567-6791 or by email at [jerry.wickham@acgov.org](mailto:jerry.wickham@acgov.org). Please refer to ACEH case RO0000100 in any correspondence.

## LIST OF LANDOWNERS FORM

County of Alameda  
Environmental Health Services  
Environmental Protection 1131 Harbor Bay Parkway, Suite 250  
Alameda, CA 94502-6577

### CERTIFIED LIST OF RECORD FEE TITLE OWNERS FOR:

Site Name: ARCO #02035

Address: 1001 San Pablo Avenue

City, State, Zip: Albany, CA 94706

Record ID #: RO00000100

Please fill out item 1 if there are multiple site landowners (attach an extra sheet if necessary). If you are the sole site landowner, skip item 1 and fill out item 2.

1. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I, \_\_\_\_\_ (name of primary responsible party), certify that the following is a complete list of current record fee title owners and their mailing addresses for the above site:

Name: Charles Carmel, Atlantic Richfield Company

Address: P.O. Box 1257

City, State, Zip: San Ramon CA 94583

E-mail Address: [charles.carmel@bp.com](mailto:charles.carmel@bp.com)

Name: Lawrence and Lynne Freeman Trust and John LeStrange Trust, Attn: John LeStrange

Address: 1340 Country Commons

City, State, Zip: Lake Oswego, OR 97034-2168

E-mail Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

2. In accordance with Section 25297.15(a) of Chapter 6.7 of the California Health & Safety Code, I \_\_\_\_\_, certify that I am the sole landowner for the above site.

Sincerely,

\_\_\_\_\_  
Signature of Primary Responsible Party

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
E-mail Address